

*OLYMPIA HOMEOWNERS=ASSOCIATION
RULES AND REGULATIONS
FOR
OPERATING AS A 55 OR OLDER@HOUSING COMMUNITY*

Since its inception in 1989, the Olympia subdivision has been operated as a community of housing for older persons, as authorized under the Fair Housing Act of 1988, as amended. The Housing for Older Persons Act of 1995 further amended requirements for operating the community. To insure compliance with these laws and implementing regulations of the Department of Housing and Urban Development, the Board of Trustees of the Olympia Homeowners= Association has issued the following rules and regulations:

A. AGE AND MINOR CHILDREN RESTRICTIONS

1. At least 80% of the occupied units in the community must have a least one occupant 55 years or older, and no children under age 18 may live in the subdivision.
2. These restrictions on the ownership of property at Olympia are reflected in the Covenants and Restrictions for the Subdivision recorded in Volume 89-5419 of Cuyahoga County Records.

B. AGE VERIFICATION PROCEDURES

1. All owners will be required to complete a written certification for the records of the Homeowners= Association listing the names and dates of birth of all residents in their living unit. Periodic surveys will be conducted to update this record.
2. When homes are to be sold, the prospective buyer must submit a written statement to the Olympia Board of Trustees listing the names and ages of those who will be living in the home. If there is to be no resident 55 or older, the Board may disapprove the sale if it would jeopardize Olympia=s status as a an adult community.

C. CHILDREN

1. All permanent occupants of living units must be at least 18 years of age, however, children under 18 may be temporary residents during visits, not to exceed 8 weeks in any calendar year. In the event of family emergencies, the Board of Trustees may, at its sole discretion, approve a visit of longer duration.

D. INFORMING THE PUBLIC

1. Olympia owners who are selling their home and the Real Estate agents who are involved in the sale are responsible for insuring that prospective buyers are informed of these restrictions on age and minor children.
2. Copies of this regulation will be provided to realtors in the area.